

**Minutes of Meeting  
Grafton Planning Board  
August 12, 2013**

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GRAFTON, MA.

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A regular meeting of the Grafton Planning Board was held on August 12, 2013 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chairman David Robbins, Vice-Chair Michael Scully, Clerk Edward Prisby, Robert Hassinger, Sargon Hanna and Associate Member Mathew Often. Staff present was Town Planner Stephen Bishop and Assistant Planner Ann Morgan.

Chairman Robbins called the meeting to order at 7:00 p.m.

**ACTION ITEM 1-A - CONSIDER SITE PLAN 2013-1 MICHAEL NOEL (D/B/A NOEL'S AUTO SALES, INC. - 218 WORCESTER STREET**

Present for meeting were Owner/Applicant Michael Noel and his engineer Norman Hill, Chief Engineer of Land Planning.

Mr. Hill reviewed the Site Plan for the Board stating Mr. Noel will be erecting a new 1-story 6,000 sq. ft. building to be divided into 5- units of 1200 sq. ft. each. Mr. Hill added there will be a 300 sq. ft. office area in the front of the building and that the tenants will be comprised of small businesses such as service companies for plumbers, electricians, etc. Mr. Hill also noted the site was within two zoning districts: Community Business in the front of the parcel and Office & Light Industry in the rear; that they were presently in the process of the Conservation Commission application; and are starting to addresses the responses and revisions required from the Graves Engineering review comments. Mr. Hill stated they had planned to request a continuance to the Planning Board's August 26 meeting with the required revisions made to the site plan. Chairman Robbins suggested Mr. Hill review the Graves Engineering review comments if prepared to do so. Mr. Hill informed the Board that the roof water drainage will be leached into the ground and the driveway drainage will be reclaimed, cleaned and recharged. Mr. Bishop asked about curbing around the edge of the impervious area and was told there will be a berm completely around the parking lot. Mr. Hassinger suggested the parking review be handled as part of the decision and verified with the Zoning Enforcement Officer. Mr. Hanna asked about any additional curb cuts and was told there were none. Mr. Scully asked about any additional signage or markings, noting they may require a special permit.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Hanna, to grant the applicants request to continue Site Plan 2013-1 to the next Planning Board meeting on August 26, 2013. **MOTION** carried unanimously 5 to 0.

**ACTION ITEM 1-B CHAPTER 61A DETERMINATION - 43 ESTABROOK AVENUE**

Mr. Bishop informed the Board that since the memo from the Town Administrator's office was not clear, he had attached a copy of the Knowlton's cover letter to the Planning Board regarding their intention in converting their land from Chapter 61A to the solar energy project. Mr. Hassinger suggested that before the Board makes a motion, they should discuss the fact that this property abuts the Town-owned Hennessey II property, and consider whether or not the purchase of this parcel would increase the Town's opportunities for use of the land. Mr. Hanna stated that

he disagreed with recommending the Town consider purchasing the land and that the Knowlton family should be able to move forward with their plans to allow the solar facility. Mr. Hassinger wished to note that it is the Planning Board's job to look at land possibilities that are to the Town's benefit. Mr. Scully remarked that the Town should not be in the business of buying and selling land. Mr. Robbins noted that this parcel may have Town interest as a Master Plan identified parcel.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Prisby, to recommend to the Board of Selectmen regarding this Chapter 61A disposition, that serious consideration be given to the fact that the parcel is directly abutting Town owned land, and taking into account various factors associated with the Master Plan designations, the solar farm alternative, and the cost effects for the Town if the land is purchased.

**DISCUSSION:** Mr. Prisby stated that in the absence of a price tag for the purchase of the property the Board cannot be adequately evaluate a land purchase by the Town. He added that, from a budgeting perspective, consideration should be given as to whether the Town is in a position to make this land purchase. Mr. Hanna and Mr. Scully reinforced their opinions that the Board not recommend the Town's purchase of this parcel of land.

**MOTION** carried 3 to 2 by roll call vote: Scully-nay, Hassinger-aye, Robbins-aye, Prisby-aye, Hanna-nay.

### **PRBLIC HEARINGS**

#### **SPECIAL PERMIT (SP 2013-5) CHRIS PAQUIN (APPLICANT/OWNER) – 147 MILLBURY STREET – ACCESSORY APARTMENT**

Mr. Prisby read the legal notice and Chairman Robbins opened the public hearing. Present for the hearing was Chris Paquin.

Mr. Paquin informed the Board that he was converting his basement to an apartment for this aging mother. Mr. Paquin noted he was converting to Town sewer to meet the requirements of Title 5.

Mr. Hassinger stated they had received comments from the Board of Health regarding the private well for which they have no information on file. Mr. Paquin stated he would contact the Board of Health.

Mr. Hassinger also informed Mr. Paquin that the decision will specifically state the apartment is limited to family members. Chairman Robbins added that the special permit will also be limited to the current owner of the home and cannot be passed on when the home is sold.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Prisby, to close the public hearing. **MOTION** carried unanimously 5 to 0.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Prisby, to direct Staff to draft a decision, taking into consideration all of the information received and the findings and conditions discussed. **MOTION** carried unanimously 5 to 0.

**MAJOR RESIDENTIAL SPECIAL PERMIT (MRSP 2013-2) “GRAFTON HILL”  
SUBDIVISION – WESTERLY SIDE GRAFTON LLC (APPLICANT) – WESTERLY  
SIDE GRAFTON LLC, ROCKY ROAD REALTY TRUST, ROBERT B. MCINNIS &  
ABBY MCINNIS TRUST (OWNERS)**

Chairman Robbins stated that the applicant has submitted a written request to continue the public hearing to August 26, 2013 to coincide with the Conservation Commission’s request to schedule the joint meeting with the Planning Board.

Mr. Bishop informed the Board that the Conservation Commission was unable to meet with them until August 26, the specifics were still being worked out, and clarification will still be needed. Mr. Scully stated that he will not be present at the August 26 Planning Board meeting.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Hanna, to grant the applicant’s written request to continue the public hearing to August 26, 2013. **MOTION** carried unanimously 5 to 0.

**DISCUSSION ITEMS – 2-A – ZBL AMENDMENTS – SET PUBLIC HEARING DATE  
SECTION 2: DEFINITIONS (AMEND FRONTAGE) – SECTION 3.3.3.4: AMEND  
(INTENSITY REGULATIONS / SPECIAL CASES)**

Mr. Bishop reviewed the draft copy of Proposed Zoning Amendments of the Grafton Zoning By-Law for the October 2013 Town Meeting with the Planning Board, specifically requesting their word choice of principal or primary regarding vehicular access to a building site on the lot. The Board unanimously chose the word principal. Mr. Hassinger stated he preferred the wording used in the Belmont Zoning By-Laws definition of Lot Frontage. Mr. Hanna added that he preferred the Auburn/Beverly example, noting that it was clearer and more concise.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Hanna to direct Staff to update the warrant article draft with the adjustments discussed and submit it to the Board of Selectmen for their recommendation to the Planning Board to schedule a public hearing. **MOTION** carried unanimously 5 to 0.

Chairman Robbins received unanimous consent to schedule a public hearing regarding the proposed Zoning By-Law amendments for the September 9 Planning Board meeting. Mr. Hassinger pointed out this will allow the Board plenty of time to make a report and for the Finance Committee to be informed. Chairman Robbins added that he would not be present for the September 23 Planning Board meeting.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Scully, to schedule a public hearing for the proposed warrant article to amend the Zoning By-Law for Section 2 Frontage definition and Section 3.3.3.4 for the September 9, 2013 Planning Board meeting. **MOTION** carried unanimously 5 to 0.

**STAFF REPORT**

Mr. Bishop informed the Board that Cumberland Farms was close to submitting a special permit application for the construction of a new building in the old Rite Aid Pharmacy building. Mr. Bishop stated that Troiano Trucking on will also be seeking special permit approval for an addition to his business on Creeper Hill Road.

Mr. Bishop remarked at how successful the Bob Jordan concert was at Mill Villages Park on August 27 and that another Bluegrass band concert is scheduled for September 13, adding that Ann Morgan has worked hard on setting up the preparation and details of the concerts. Mr. Bishop also informed all that the memorial bricks will again be offered to the public after Labor Day.

Mr. Scully noted that the Town of Millbury has been having robust meetings regarding the proposed casinos. Mr. Bishop stated that he has spoken with the Millbury Town Planner concerning the horrible location with regard to access and the substantial impact the project will have on the abutting residential areas. Mr. Bishop also noted that he had spoken to the Town Administrator about concerns of Grafton as an affected community.

### **MINUTES OF PREVIOUS MEETINGS**

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Prisby, to approve the open session minutes of July 22, 2013 as drafted. **MOTION** carried unanimously 5 to 0.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Hanna, to adjourn the meeting. **MOTION** carried unanimously 5 to 0.

The meeting was adjourned at 8:20 p.m.

### **EXHIBITS**

- **Action Item 1A: Consider Site Plan 2013-1 – Michael Noel (d/b/a Noel's Auto Sales, Inc.) – 218 Worcester Street**
  - Correspondence from Graves Engineering, Noel's Auto Sales, Inc., 218 Worcester Street, Site Plan Review, Wetland By-Law review, dated and received August 8, 2013, 3 pages.
- **Action Item 1B: Chapter 61A Determination – 43 Estabrook Avenue**
  - Correspondence from Patricia K. Knowlton, Trustee, Knowlton Farm Nominee Trust, Notice of Conversion of C. 61A Land – Portion of Map 49, Lot 1; dated and received July 22, 2013; 1 page.
  - Memorandum from the Office of the Town Administrator, Request for Comments – Estabrook Street (sic) Solar Site, dated and received July 29, 2013; 1 page.
- **Discussion Item 1A – ZBL Amendments**
  - Proposed Amendments to the Grafton Zoning By-Law - October 2013 Town Meeting, prepared by the Planning Board staff, 3 pages.

- **Item 5: Minutes of Previous Meeting**

- Draft meeting minutes, Grafton Planning Board, July 22, 2013, 5 pages.

- **Public Hearing 9A: Special Permit (SP 2013-5) Chris Paquin (Applicant/Owner) – Application for Special Permit / Site Plan approval for an accessory apartment, 147 Millbury Street.**

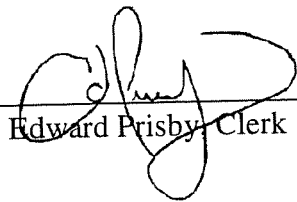
- Application for Special Permit, dated and received July 11, 2013, 1 page.
- Application for Site Plan Approval, dated and received July 11, 2013, 1 page.
- Correspondence from Applicant / Owner, Chris Paquin, Project Information and Waiver Requests, received July 11, 2013, 2 pages.
- Aerial photograph, project site map, Town of Grafton GIS, black & white, 8 ½ x 11”, dated and received July 11, 2013, 1 page.
- Floor Plan, Basement – Post Renovation, black & white, 11 x 17”, received July 11, 2013, 1 page.
- Return memorandum, departmental project review comments, Board of Health, received July 17, 2013; 2 pages.

- **Public Hearing 9B: Request for Planning Board consideration to approve the applicant’s written request to continue the public hearing for Special Permit (SP 2013-2) Westerly Side Grafton LLC – “Grafton Hill” Subdivision – 12 Clearview Street, 48 and 52 Worcester Street to Monday, August 26, 2013 at 7:30 p.m.**

- Email correspondence from Attorney Joseph Antonellis, Meeting Continuance, received and dated August 8, 2013, 1 page.

- **Item 10: Any other items that may lawfully come before the Board**

- Planning Board Member List, updated August 6, 2013, 1 page.



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Edward Prisby, Clerk

